

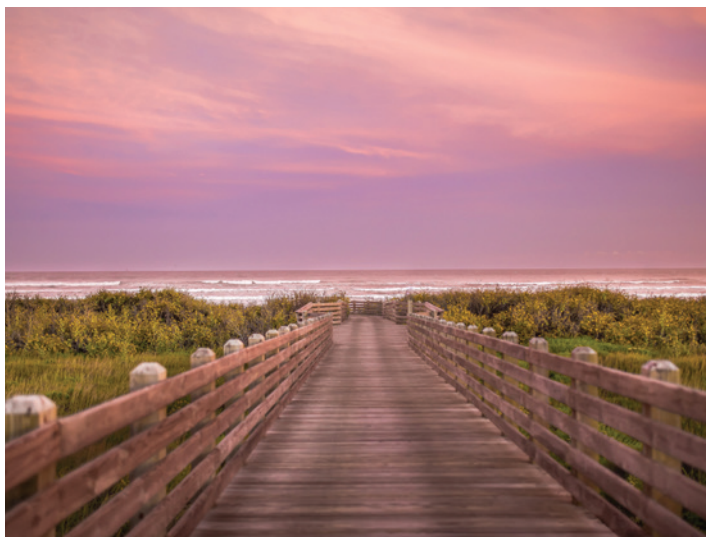
Sales Success



With over 8 years of on-site experience, no one knows Sunflower Beach and the Port Aransas market better than Compass. Our great pride in the community and laser focus on its success through the years means that as a Seller, you will have optimal representation with Sunflower Beach's dedicated resources and marketing tools at your disposal, allowing you to sell your home quickly and for top dollar.

150+ SOLD

HOMESITES • CUSTOM HOMES • FAMILY VILLAS
BEACH CABINS • POOL RESIDENCES



The Art of Marketing

DATABASE

We are the only agency capable of marketing your listing to an exclusive database we've been growing for over 8 years, consisting of prospective buyers who have expressed interest specifically in the Sunflower Beach community.

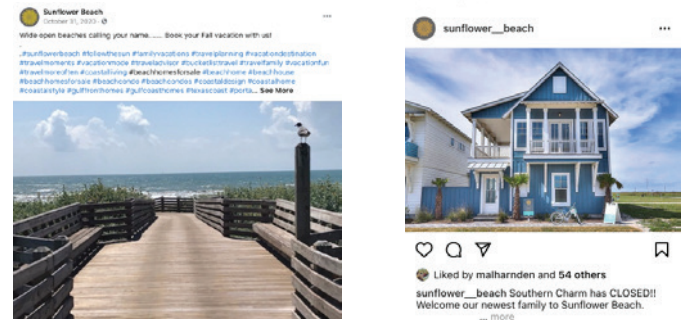
PHOTOGRAPHY

You'll have access to existing professional photography provided by Sunflower Beach coupled with new professional photography to make sure your listing looks its best.



CAMPAIGNS

Sunflower Beach directs thousands of people a month to our website through Google Ads, Facebook Ads, Instagram, Zillow, E-blasts and Social Media.



MLS

We will list your home on the MLS thoroughly and accurately with beautiful photography.

WEB LISTING

Your listing will be featured on a dedicated re-sale section of the Sunflower Beach website, viewed by over 5,500 people a month.



On-Site Representation

COMMUNITY EXPERTS

We know Sunflower Beach better than anyone and this will be evident in the way we present your listing to prospective buyers.

SALES CENTER

Our agents will be able to meet with prospective buyers at our state-of-the-art 2,000 sf sales center. We will also have a dedicated presentation within the sales center tailored to interested buyers.



OPEN HOUSES

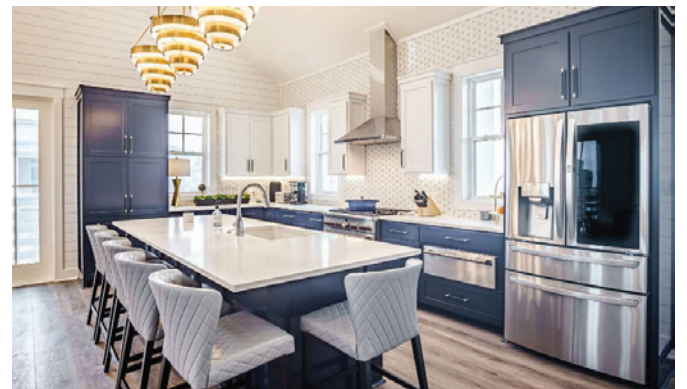
Extensive marketing reach enables Sunflower agents to effectively market open houses to potential buyers & brokers.

EXCLUSIVE SIGNAGE

Sunflower Beach agents will have the exclusive privilege to display re-sale signage within the community.

INTERIOR STAGING

With a list of preferred interior designers & home stagers, Sunflower Beach can provide guidance on how to style your home so that it garners attention and the highest price possible.



ON-SITE BULLETIN BOARD

Your listing will be posted at the community bulletin board by the sales center so that people passing through are able to see what listings are available without having to drive through the whole community.

The Power of Compass

A network of top real estate agents ready to bring you to your buyer.

\$254B+

2021 Gross Transaction Value*

\$250M+

Annual website & social media impressions**

\$150B+

2021 PR Impressions***

Our Step-by-Step Plan

PRE-MARKET

1

Complete listing paperwork

2

Prepare property for market

3

Pre-market & promote your property to compass agents

4

Develop & execute our marketing strategy and media plan

ON MARKET

5

List property online

6

Show property & follow-up with leads

7

Monitor the market, provide updates, and assess strategy

8

Review offers and negotiate the optimal contract

CLOSING

9

Schedule settlement and work through contract terms

10

Close on the property & assist with post-settlement questions

*Sourced via Sprout Social and Google Analytics, 1.1.2020-12.31.2020.

**Sourced via Google Analytics, 1.1.2020-12.31.2020.

***Sourced via Meltwater, 1.1.2021-12.31.2021.

The Sunflower Team



The Sunflower Sales Center is staffed 7 days a week and someone will be available to promote your listing to walk-ins on a regular basis.



SHAWN SHEPHERD
Sales Agent

shawn@sunflowerbeach.com



KERRY HUFFSTUTLER
Sales Agent

kerry@sunflowerbeach.com